

MASTER-PRELIMINARY PLAN SUBMISSION

FOR

HAMPTON PLACE - FULL BUILD

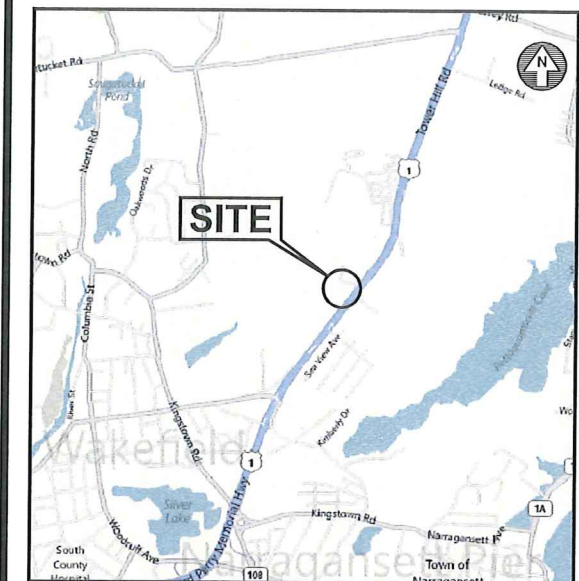
PLAT 50-4, LOT 24

TOWER HILL ROAD

SOUTH KINGSTOWN, RHODE ISLAND

ZONING DISTRICT: SMD

ROUTE 1 SPECIAL MANAGEMENT DISTRICT



LOCATION MAP
NOT TO SCALE

INDEX OF DRAWINGS

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RECEIVED IN
PLANNING DEPARTMENT

JUN 07 2023

TOWN OF
SOUTH KINGSTOWN

OWNER / APPLICANT

CHATHAM PROPERTIES, LLC
c/o JOHN HADDAD
2790 SOUTH COUNTY TRAIL
EAST GREENWICH, RHODE ISLAND

ENGINEERS and LAND SURVEYORS



- Civil
- Transportation
- Environmental
- Site Planning
- Landscape Architecture
- Land Surveying

CROSSMAN ENGINEERING
151 Centerville Road | Warwick, Rhode Island 02886
Phone: (401) 738-5660 | Fax: (401) 738-8157
Email: cel@crossmaneng.com

ARCHITECT



225 CHAPMAN STREET • PROVIDENCE, RHODE ISLAND 02905 • 401-461-7771

LANDSCAPE ARCHITECT

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Landscape Architecture
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Smithfield, Rhode Island 02917
www.dianesouleandassociates.com
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MAY 2014
SHEET 1 of 20

REVISIONS:

No.:	DATE:	DESCRIPTION:
1	06/03/14	LANDSCAPING AND DRIVEWAY
2	06/20/14	PLANNING BOARD COMMENTS
3	06/27/14	TRC COMMENTS
4	07/23/14	SNOW AND LANDSCAPING
5	09/04/14	PLANNING BOARD COMMENTS
6	03/04/15	LAYOUT CHANGES
7	04/03/15	PROPOSED SIGN & LANDSCAPING

SOIL CLASSIFICATIONS

KEY	SOIL TYPE
BrA	BROADBROOK SILT LOAM, 0 TO 3% SLOPES
BrB	BROADBROOK SILT LOAM, 3 TO 8% SLOPES
RaA	RAINBOW SILT LOAM, 0 TO 3% SLOPES
RaB	RAINBOW SILT LOAM, 3 TO 8% SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
Se	STISSING SILT LOAM
UD	UDORTHENTS-URBAN LAND COMPLEX
W	WATER




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KEY PLAN

PROJECT TITLE:
 HAMPTON PLACE
 PLAT MAP 50-4, LOT 24
 ZONING DISTRICT SMD
 ROUTE 1 SPECIAL
 MANAGEMENT DISTRICT

4847 TOWER HILL ROAD
 SOUTH KINGSTOWN, RI

PREPARED FOR:
 CHATHAM PROPERTIES, LLC
 2790 SOUTH COUNTY TRAIL
 EAST GREENWICH, RI

DRAWING TITLE:
 AERIAL PHOTO
 and SOIL MAP

DATE: MAY 2014 **SCALE:** 1"=100'

DWG. NAME: 1997-C03-AERIAL-R7.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	LANDSCAPING AND DRIVEWAY	06/03/14
2	PLANNING BOARD COMMENTS	06/20/14
3	TRC COMMENTS	06/27/14
4	SNOW AND LANDSCAPING	07/23/14
5	PLANNING BOARD COMMENTS	09/04/14
6	LAYOUT CHANGES	03/04/15
7	PROPOSED SIGN & LANDSCAPING	04/03/15

DRAWING NUMBER
C3
 SHEET: 4 OF 20



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 SOUTH KINGSTOWN, RI

PREPARED FOR:
CHATHAM PROPERTIES, LLC
 2790 SOUTH COUNTY TRAIL
 EAST GREENWICH, RI

DRAWING TITLE:
**EXISTING
 CONDITIONS PLAN**

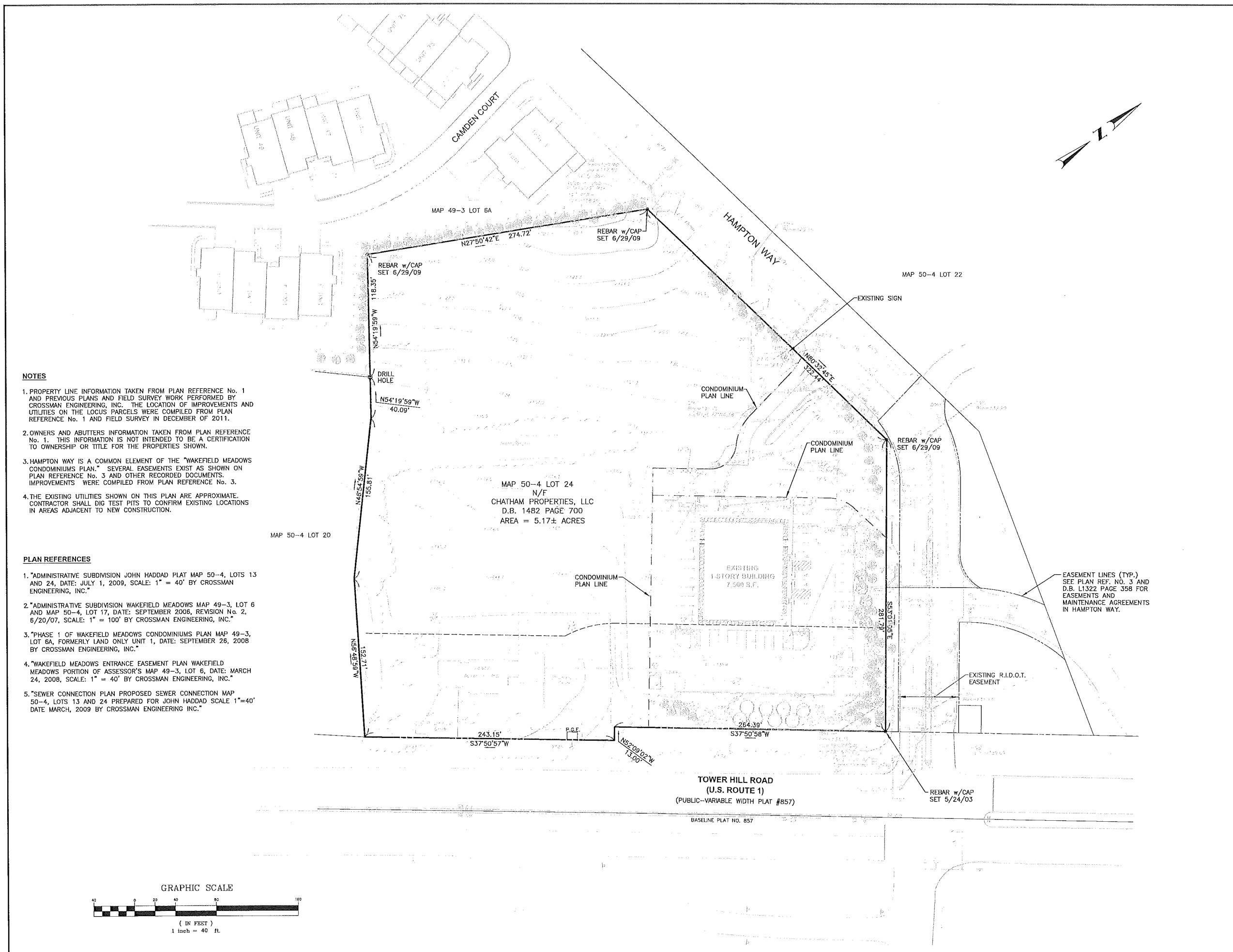
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DWG. NAME: 1997-C05-EXCN-R7.dwg

REVISIONS

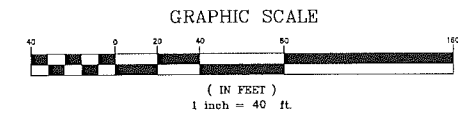
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DRAWING NUMBER
C5
 SHEET: 6 OF 20



- NOTES**
- PROPERTY LINE INFORMATION TAKEN FROM PLAN REFERENCE No. 1 AND PREVIOUS PLANS AND FIELD SURVEY WORK PERFORMED BY CROSSMAN ENGINEERING, INC. THE LOCATION OF IMPROVEMENTS AND UTILITIES ON THE LOCUS PARCELS WERE COMPILED FROM PLAN REFERENCE No. 1 AND FIELD SURVEY IN DECEMBER OF 2011.
 - OWNERS AND ABUTTERS INFORMATION TAKEN FROM PLAN REFERENCE No. 1. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION TO OWNERSHIP OR TITLE FOR THE PROPERTIES SHOWN.
 - HAMPTON WAY IS A COMMON ELEMENT OF THE "WAKEFIELD MEADOWS CONDOMINIUMS PLAN." SEVERAL EASEMENTS EXIST AS SHOWN ON PLAN REFERENCE No. 3 AND OTHER RECORDED DOCUMENTS. IMPROVEMENTS WERE COMPILED FROM PLAN REFERENCE No. 3.
 - THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL DIG TEST PITS TO CONFIRM EXISTING LOCATIONS IN AREAS ADJACENT TO NEW CONSTRUCTION.

- PLAN REFERENCES**
- "ADMINISTRATIVE SUBDIVISION JOHN HADDAD PLAT MAP 50-4, LOTS 13 AND 24, DATE: JULY 1, 2009, SCALE: 1" = 40' BY CROSSMAN ENGINEERING, INC."
 - "ADMINISTRATIVE SUBDIVISION WAKEFIELD MEADOWS MAP 49-3, LOT 6 AND MAP 50-4, LOT 17, DATE: SEPTEMBER 2006, REVISION No. 2, 6/20/07, SCALE: 1" = 100' BY CROSSMAN ENGINEERING, INC."
 - "PHASE 1 OF WAKEFIELD MEADOWS CONDOMINIUMS PLAN MAP 49-3, LOT 6A, FORMERLY LAND ONLY UNIT 1, DATE: SEPTEMBER 26, 2008 BY CROSSMAN ENGINEERING, INC."
 - "WAKEFIELD MEADOWS ENTRANCE EASEMENT PLAN WAKEFIELD MEADOWS PORTION OF ASSESSOR'S MAP 49-3, LOT 6, DATE: MARCH 24, 2008, SCALE: 1" = 40' BY CROSSMAN ENGINEERING, INC."
 - "SEWER CONNECTION PLAN PROPOSED SEWER CONNECTION MAP 50-4, LOTS 13 AND 24 PREPARED FOR JOHN HADDAD SCALE 1"=40' DATE MARCH, 2009 BY CROSSMAN ENGINEERING INC."

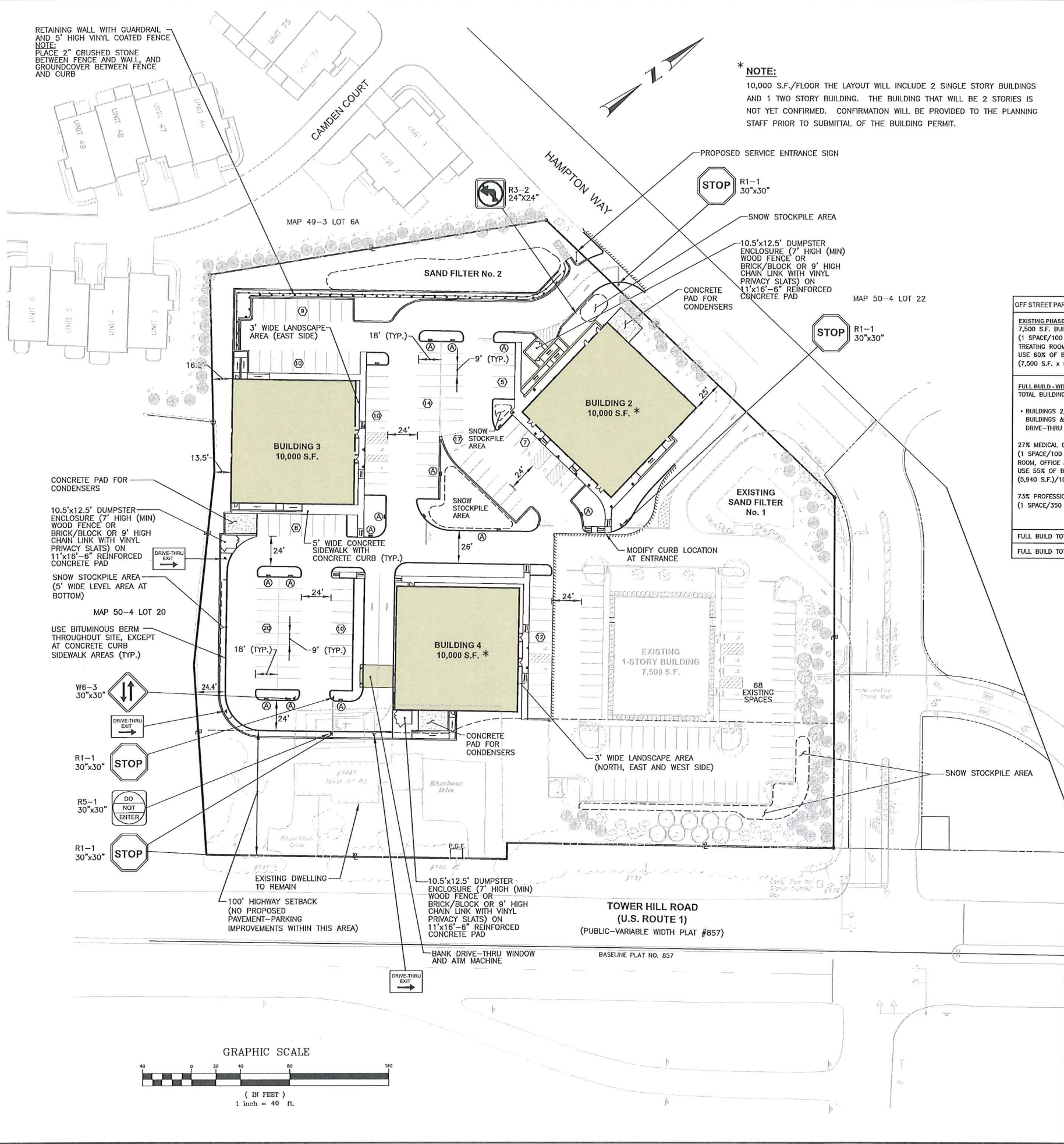


RETAINING WALL WITH GUARDRAIL AND 5' HIGH VINYL COATED FENCE. NOTE: PLACE 2" CRUSHED STONE BETWEEN FENCE AND WALL, AND GROUND COVER BETWEEN FENCE AND CURB

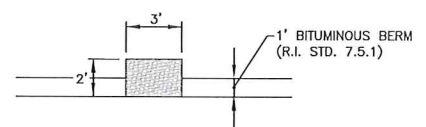
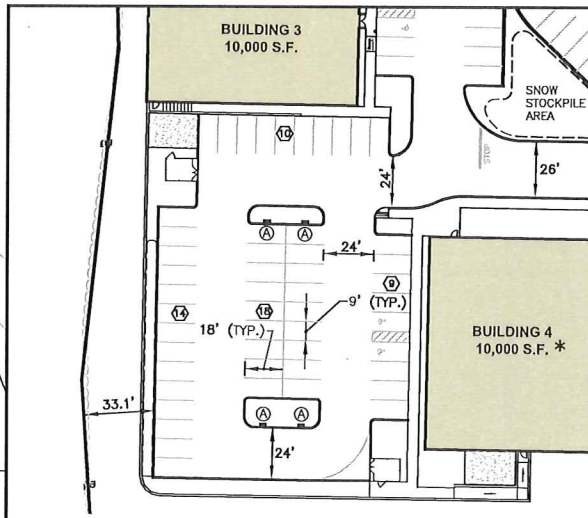
ZONING REQUIREMENTS

ZONING DISTRICT: SMD (SPECIAL MANAGEMENT DISTRICT)		
USE: MIXED USE BUILDINGS		
LOT REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	2,500 S.F.	225,413 S.F.
LOT WIDTH AT FRONT YARD SETBACK LINE	25' TO 80'	515'
MINIMUM LOT DEPTH	100'	274'
YARD DIMENSIONS		
FRONT YARD SETBACK	100' HIGHWAY SETBACK	100' (PROPOSED) 42' (EXISTING)
REAR YARD SETBACK	25'	N/A
SIDE YARD SETBACK	5'	13.5'
MAXIMUM LOT BUILDING COVERAGE	70%	17%
MINIMUM PERVIOUS COVERAGE	20%	OPTION 1 >33% OPTION 2 >33%
MINIMUM SEPARATION BETWEEN BUILDINGS	15'	70'
MAXIMUM BUILDING SIZE	L=100'	L=100'
MAXIMUM FLOOR AREA (OFFICE USE)	60,000 GFA	47,500 GFA
BUILDING HEIGHT	40'	<40'
MINIMUM INTERIOR PARKING LANDSCAPE AREA	10%	OPTION 1 >10% OPTION 2 >10%

*** NOTE:**
10,000 S.F./FLOOR THE LAYOUT WILL INCLUDE 2 SINGLE STORY BUILDINGS AND 1 TWO STORY BUILDING. THE BUILDING THAT WILL BE 2 STORIES IS NOT YET CONFIRMED. CONFIRMATION WILL BE PROVIDED TO THE PLANNING STAFF PRIOR TO SUBMITTAL OF THE BUILDING PERMIT.



OFF STREET PARKING REQUIREMENTS - OPTION 1	PARKING SPACES	OFF STREET PARKING REQUIREMENTS - OPTION 2	PARKING SPACES
EXISTING PHASE 1 7,500 S.F. BUILDING—MEDICAL OFFICE (1 SPACE/100 S.F. OF EXAMINATION, TREATING ROOM, OFFICE AND WAITING ROOM) USE 60% OF BUILDING (7,500 S.F. x 0.60=4,500 S.F.)	45 SPACES	EXISTING PHASE 1 7,500 S.F. BUILDING—MEDICAL OFFICE (1 SPACE/100 S.F. OF EXAMINATION, TREATING ROOM, OFFICE AND WAITING ROOM) USE 60% OF BUILDING (7,500 S.F. x 0.60=4,500 S.F.)	45 SPACES
FULL BUILD - WITH BANK TOTAL BUILDING AREA= 40,000 S.F. • BUILDINGS 2, 3 AND 4 (2 SINGLE STORY BUILDINGS & 1 TWO STORY BUILDING WITH DRIVE-THRU (BANK))	60 SPACES	FULL BUILD - WITHOUT BANK TOTAL BUILDING AREA= 40,000 S.F. • BUILDINGS 2, 3 AND 4 (2 SINGLE STORY BUILDINGS & 1 TWO STORY BUILDING)	88 SPACES
27% MEDICAL OFFICE (10,800 S.F.) (1 SPACE/100 S.F. OF EXAMINATION, TREATING ROOM, OFFICE AND WAITING ROOM) USE 55% OF BUILDING (5,940 S.F.)/100 =	60 SPACES	40% MEDICAL OFFICE (16,000 S.F.) (1 SPACE/100 S.F. OF EXAMINATION, TREATING ROOM, OFFICE AND WAITING ROOM) USE 55% OF BUILDING (8,800 S.F.)/100 =	88 SPACES
73% PROFESSIONAL OFFICE (29,200 S.F.) (1 SPACE/350 S.F. OF FLOOR AREA)	84 SPACES	60% PROFESSIONAL OFFICE (24,000 S.F.) (1 SPACE/350 S.F. OF FLOOR AREA)	69 SPACES
FULL BUILD TOTAL (REQUIRED)	189 SPACES	FULL BUILD TOTAL (REQUIRED)	202 SPACES
FULL BUILD TOTAL (PROVIDED)	190 SPACES	FULL BUILD TOTAL (PROVIDED)	203 SPACES



NOTES:
1. APRON INSTALLED FLUSH WITH BITUMINOUS PAVEMENT TO ALLOW RUNOFF FROM PAVEMENT TO ENTER INTO ISLAND AREA.
2. CRUSHED STONE TO BE 2"-2 1/2" WASHED STONE (12" DEEP), PLACED OVER 8" FILTER STONE.

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PLAT MAP 50-4, LOT 24
ZONING DISTRICT SMD
ROUTE 1 SPECIAL
MANAGEMENT DISTRICT

4847 TOWER HILL ROAD
SOUTH KINGSTOWN, RI

PREPARED FOR:
CHATHAM PROPERTIES, LLC
2790 SOUTH COUNTY TRAIL
EAST GREENWICH, RI

DRAWING TITLE:
SITE LAYOUT PLAN

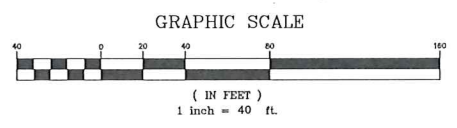
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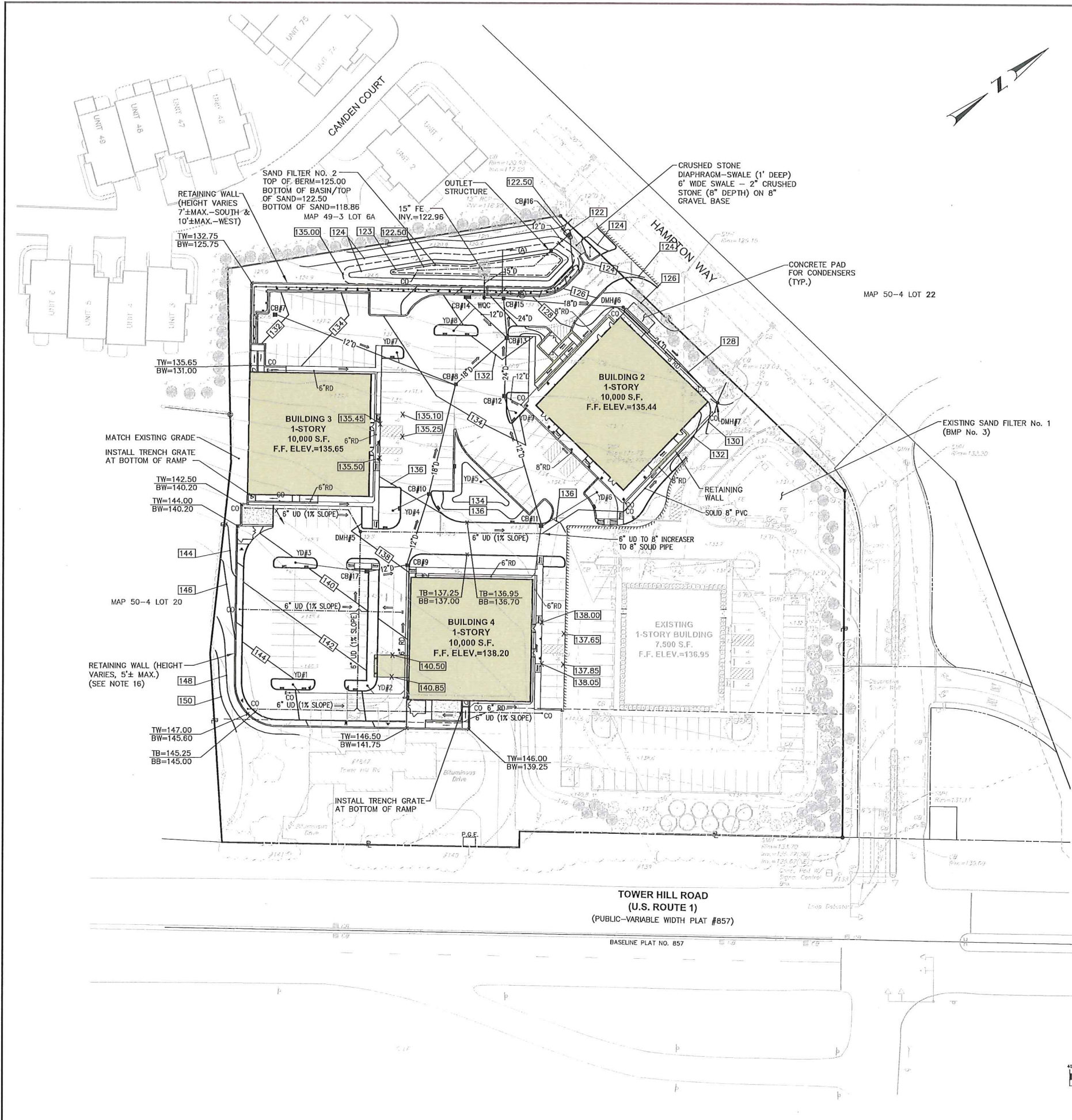
DWG. NAME: 1997-C06-SITE-R7.dwg

REVISIONS

NUMBER	REMARKS	DATE
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DRAWING NUMBER
C6
SHEET: 7 OF 20



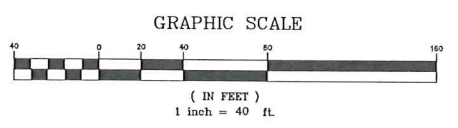


DRAINAGE STRUCTURE TABLE

NUMBER	STRUCTURE	FRAME AND GRATE/COVER	RIM	INVERT (IN)	INVERT (OUT)
CB 7	R.I. STD. 4.4.0 (4' DIA.)	R.I. STD. 6.3.0 (DOUBLE GRATE)	131.75	---	128.52 (12")
CB 8	R.I. STD. 4.4.0 (6' DIA.)	R.I. STD. 6.3.0	133.40	127.25 (18") 127.25 (12") 128.25 (6")	127.15 (18")
CB 9	R.I. STD. 4.4.0 (4' DIA.)	R.I. STD. 6.3.0	137.90	133.00 (12") 134.00 (6")	132.90 (12")
CB 10	R.I. STD. 4.4.0 (4' DIA.)	R.I. STD. 6.3.0 (DOUBLE GRATE)	135.75	130.30 (12") 131.30 (6")	130.20 (18")
CB 11	R.I. STD. 4.4.0 (4' DIA.)	R.I. STD. 6.3.0	136.25	133.25 (6")	132.25 (12")
CB 12	R.I. STD. 4.4.0 (6' DIA.)	R.I. STD. 6.3.0 (DOUBLE GRATE)	133.00	129.50 (12") 130.00 (6")	128.40 (24")
CB 13	R.I. STD. 4.4.0 (6' DIA.)	R.I. STD. 6.3.0 (DOUBLE GRATE)	131.20	126.00 (24") 126.00 (18") 126.00 (12")	125.90 (24")
CB 14	R.I. STD. 4.4.0 (6' DIA.)	R.I. STD. 6.3.0 (DOUBLE GRATE)	131.25	---	127.00 (12")
CB 15	R.I. STD. 4.4.0 (6' DIA.)	R.I. STD. 6.3.0	129.75	125.55 (24")	125.45 (18") 124.06 (12")
CB 16	R.I. STD. 4.4.0 (4' DIA.)	R.I. STD. 6.3.0	121.50	118.20 (12")	118.20 (12")
CB 17	R.I. STD. 4.4.0 (4' DIA.)	R.I. STD. 6.3.0	139.0	136.00 (6")	135.00 (12")
EX DMH 4	R.I. STD. 4.2.0 (4' DIA.)	R.I. STD. 6.2.1	128.00 (EXISTING)	123.00 (24") 123.10 (EX24")	123.0 (EXISTING)
DMH 5	R.I. STD. 4.2.0 (4' DIA.)	R.I. STD. 6.2.1	137.95	135.50 (6")	135.40 (6")
DMH 6	R.I. STD. 4.2.0 (4' DIA.)	R.I. STD. 6.2.1	127.00	123.50 (18")	123.40 (24")
DMH 7	R.I. STD. 4.2.0 (4' DIA.)	R.I. STD. 6.2.1	128.00	123.05 (24")	123.05 (24")
WQC	STORMCEPTOR	MODEL OSR 390	130.50	123.41 (12")	123.21 (15")

DRAINAGE NOTES

- THE FINAL DRAINAGE NARRATIVE AND ASSESSMENT WILL BE SUBMITTED TO THE SOUTH KINGSTOWN PUBLIC SERVICES DEPARTMENT FOLLOWING PRELIMINARY PLAN APPROVAL FROM THE PLANNING BOARD.
- CONTRACTOR TO VERIFY THAT ALL STRUCTURES ARE COMPATIBLE WITH FRAME AND GRATE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR ALL DRAINAGE RELATED ITEMS FOR REVIEW AND APPROVAL BY THE ENGINEER. PRIOR TO ORDERING, CONCRETE MANUFACTURER SHALL REVIEW RIM TO TOP OF PIPE ELEVATIONS AND PROVIDE SPECIFIC DETAILS.
- ALL STRUCTURES SHALL BE DESIGNED FOR H-20 LOADING.
- ALL CATCH BASINS SHALL BE PRECAST CONCRETE WATER TIGHT STRUCTURES. (NO WEEP HOLES)
- UNLESS OTHERWISE NOTED, ALL SOLID DRAINAGE PIPE SHALL BE ADS N-12 HDPE OR APPROVED EQUAL. PIPE BEDDING SHALL BE IN CRUSHED STONE OR GRAVEL BORROW COMPACTED TO 95% DRY DENSITY (MODIFIED PROCTOR METHOD). ADS PIPE SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' REQUIREMENTS. PIPES SHALL BE INSTALLED WITH CLAY TRENCH DAMS EVERY 50' (MINIMUM 1 PER PIPE).
- GRADES WITHIN HANDICAP ACCESSIBLE PARKING SPACES AND AISLES SHALL NOT BE LESS THAN 1% OR GREATER THAN 2%.
- ALL ROOF DRAINS SHALL BE INSTALLED AT A 1.0% MINIMUM SLOPE.
- CONTRACTOR MAY NEED TO RELOCATE PIPE TO AVOID CONFLICTS WITH EXISTING UTILITIES. COORDINATE RELOCATION WITH ENGINEER. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL WORK NECESSARY TO INSTALL THIS PIPE, INCLUDING TRANSPLANTING OR PLANTING NEW TREES IF NECESSARY.
- ALL CATCH BASINS WILL BE DEEP SUMP (4' DEEP) CATCH BASINS WITH A HOOD ON THE OUTLET TEE. FOR HOOD USE LEBARON CATALOG #L-202 OR APPROVED EQUAL.
- CONTRACTOR IS RESPONSIBLE TO REPLACE EXISTING LANDSCAPING IN-KIND IF DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT PLANS THAT INCLUDE DRAINAGE SYSTEM (PIPE INVERTS, SAND FILTER LOCATION AND GRADES, AND OUTLET STRUCTURE INVERTS).
- WATER QUALITY CHAMBER (STORMCEPTOR MODEL OSR-390) MAY BE SUBSTITUTED FOR AN APPROVED EQUAL STRUCTURE. CONTRACTOR SUBMITTAL REQUIREMENTS INCLUDE TSS REMOVAL CALCULATIONS FOR THIS SPECIFIC SITE.
- EACH PIPE RUN (BETWEEN STRUCTURES) SHALL HAVE A TRENCH CHECK DAM INSTALLED. USE 12" WIDE CLAY DAM OR GEOMEMBRANE ANTI-SEEP COLLAR.
- NINE ISLANDS SHALL BE SHAPED AS GRADED DEPRESSIONS USED TO PROVIDE ADDITIONAL STORMWATER PRETREATMENT BY ACCEPTING RUNOFF. THESE ISLANDS SHALL BE GRADED DEPRESSIONS APPROXIMATELY 12" DEEP AND SHAPED TO STORE AND PROMOTE INFILTRATION OF PAVEMENT RUNOFF. EACH ISLAND SHALL HAVE A HIGH LEVEL OVERFLOW YARD DRAIN WITH THE GRATE 6" TO 8" ABOVE THE BOTTOM ELEVATION.
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF A R.I. LICENSED PROFESSIONAL ENGINEER TO DESIGN A RETAINING WALL SYSTEMS AND THE SUPPORT OF EXCAVATION THAT WILL BE REQUIRED FOR CONSTRUCTION ALONG THE SOUTHERLY PROPERTY LINE. ALL CONSTRUCTION AND LIMIT OF DISTURBANCE WILL BE CONTAINED WITHIN THE SITE PROPERTY. ALL DESIGN AND CONSTRUCTION METHODS AND MATERIAL SHALL BE INCLUDED IN THE BASE BID PRICE.
- UNDERDRAINS FOR PAVEMENT AREAS SHALL BE INSTALLED BELOW THE GRAVEL BORROW SUBBASE COURSE.



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PLAT MAP 50-4, LOT 24
ZONING DISTRICT SMD
ROUTE 1 SPECIAL
MANAGEMENT DISTRICT

4847 TOWER HILL ROAD
SOUTH KINGSTOWN, RI

PREPARED FOR:
CHATHAM PROPERTIES, LLC
2790 SOUTH COUNTY TRAIL
EAST GREENWICH, RI

DRAWING TITLE:
GRADING and
DRAINAGE PLAN

DATE: MAY 2014 **SCALE:** 1"=40'

DWG. NAME: 1997-C07,0-GRADE-R7.dwg

REVISIONS

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C7.0
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 SOUTH KINGSTOWN, RI

PREPARED FOR:

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 2790 SOUTH COUNTY TRAIL
 EAST GREENWICH, RI

DRAWING TITLE:

**GRADING
 DETAIL PLAN**

DATE: MAY 2014 SCALE: 1"=20'

DWG. NAME:
 1997-C07.1-GRADE DETAIL-R7.dwg

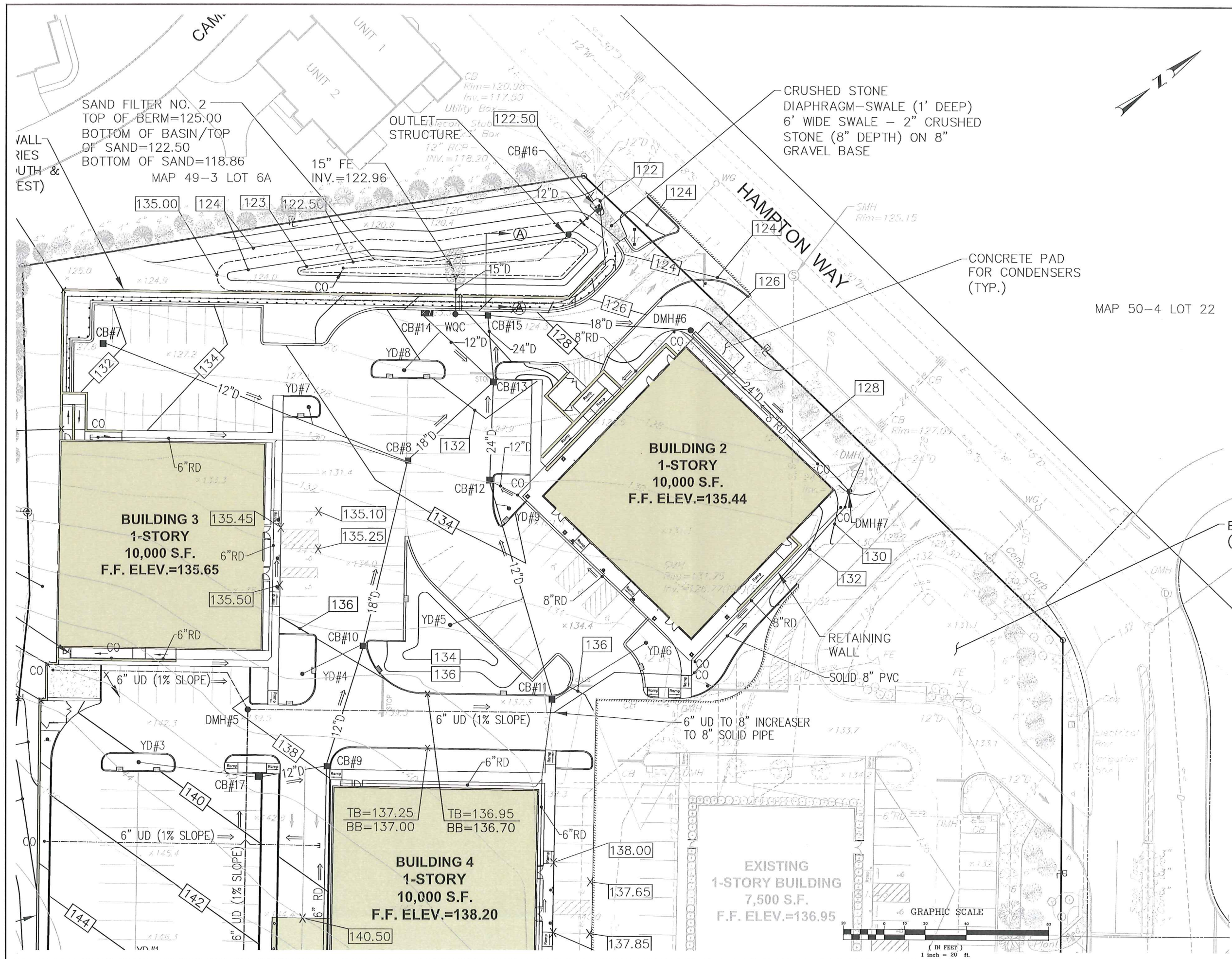
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KEY PLAN

PROJECT TITLE:

HAMPTON PLACE
PLAT MAP 50-4, LOT 24
ZONING DISTRICT SMD
ROUTE 1 SPECIAL
MANAGEMENT DISTRICT

4847 TOWER HILL ROAD
SOUTH KINGSTOWN, RI

PREPARED FOR:

CHATHAM PROPERTIES, LLC
2790 SOUTH COUNTY TRAIL
EAST GREENWICH, RI

DRAWING TITLE:

UTILITY PLAN

DATE: MAY 2014 SCALE: 1"=40'

DWG. NAME: 1997-COB-UTILITY-R7.dwg

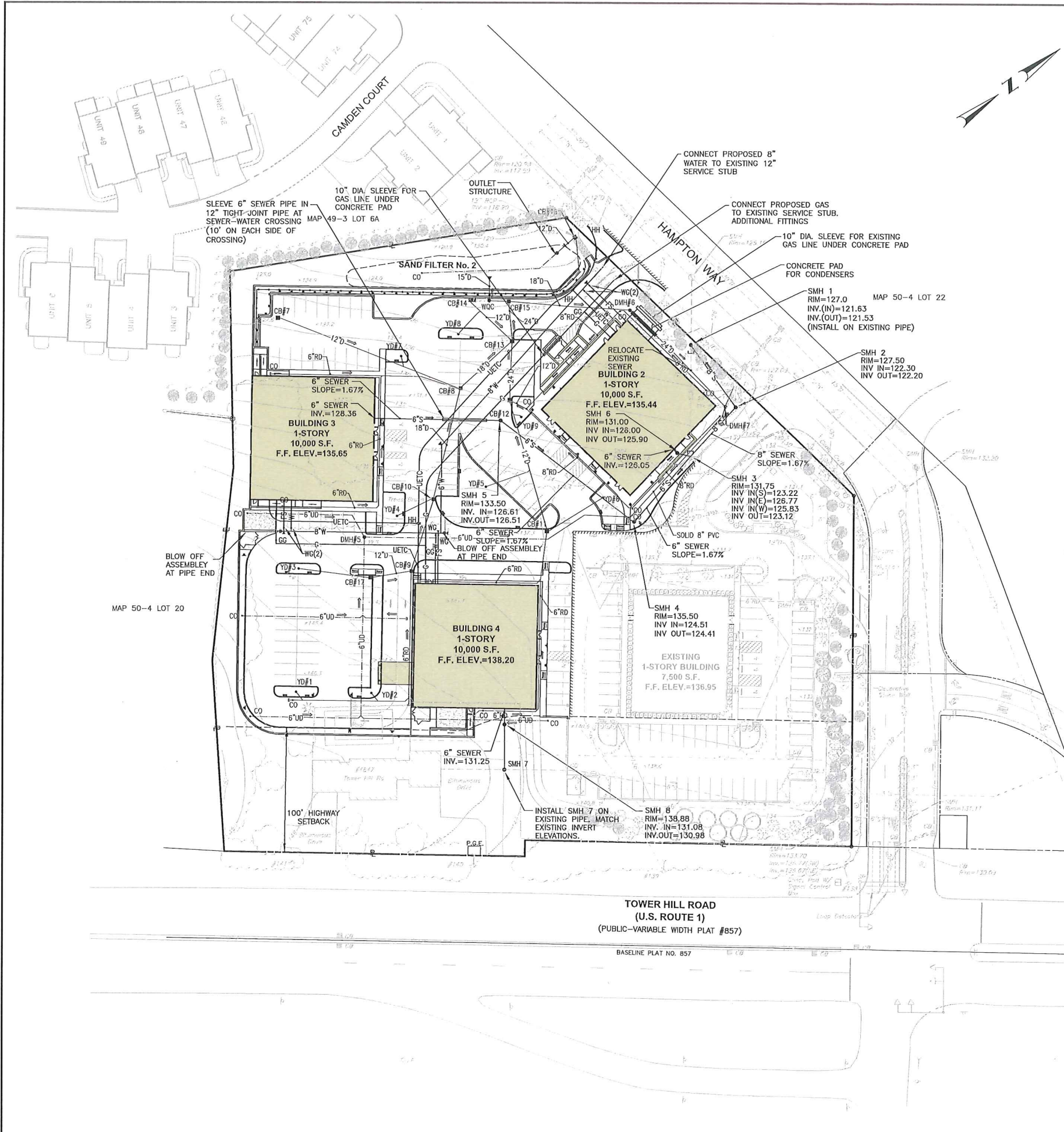
REVISIONS

NUMBER	REMARKS	DATE
1	LANDSCAPING AND DRIVEWAY	06/03/14
2	PLANNING BOARD COMMENTS	06/20/14
3	TRC COMMENTS	06/27/14
4	SNOW AND LANDSCAPING	07/23/14
5	PLANNING BOARD COMMENTS	09/04/14
6	LAYOUT CHANGES	03/04/15
7	PROPOSED SIGN & LANDSCAPING	04/03/15

DRAWING NUMBER

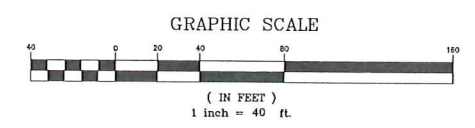
C8

SHEET: 10 OF 20



UTILITY NOTES

- PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR MUST PERFORM ADDITIONAL TESTS TO:
 - CONFIRM THE EXISTING DEPTHS OF UTILITIES AT ALL PROPOSED CONNECTION POINTS AND POTENTIAL CROSSOVER (CONFLICT) POINTS.
 - CONFIRM THE EXTENT OF LEDGE WHICH MAY EXIST IN ALL ANTICIPATED UTILITY TRENCH AREAS. PRIOR TO CONSTRUCTION, THE FINDINGS ARE TO BE REVIEWED BY THE OWNER AND THE ENGINEER. IF NECESSARY, ALTERNATIVES TO MINIMIZE LEDGE OVAL AND UTILITY CONFLICTS WILL BE DEVELOPED. NO CONSTRUCTION WILL BE ALLOWED WITHOUT THE OWNERS AUTHORIZATION.
 - THE CONTRACTOR SHALL DIG TEST HOLES TO VERIFY THE ELEVATIONS AND CONDITION OF THE EXISTING SANITARY SEWER MANHOLE AT THE PROPOSED TIE-IN LOCATION.
- ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. NO EXTRA PAYMENT TO THE CONTRACTOR DUE TO RELOCATIONS WILL BE AUTHORIZED.
- THE UTILITY PLAN DOES NOT DEPICT THE NECESSARY IRRIGATION PIPING OR ELECTRICAL CONDUIT/WIRING TO SERVICE THE PROPOSED LIGHTING AND SIGNS, WHICH WILL BE PERFORMED BY THE CONTRACTOR FOR NO ADDITIONAL COST. INSTALLATION OF THE IRRIGATION PIPING SHALL HAVE A MINIMUM SEPARATION DISTANCE OF 10' TO ANY SEWER SYSTEM COMPONENT.
- INSTALLATION OF THE PROPOSED SEWER IS WITHIN THE AREA OF THE EXISTING GAS SERVICE TO THE EXISTING 7,500 S.F. BUILDING. CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE WATER AND GAS PIPE SIZES ARE VERIFIED BY THE ARCHITECT PRIOR TO ORDERING PIPE OR RELATED MATERIAL.
- THE "UTILITY PLAN" DOES NOT REPRESENT THE SITE ELECTRIC/TELEPHONE/ COMMUNICATION SYSTEM DESIGNS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL BY ENGINEER PRIOR TO ORDERING ANY MATERIAL.
- ALL BUILDING SEWERS REQUIRE A CLEAN CHECK EXTENDABLE BACKWATER VALVE. CONTRACTOR SHALL SUBMIT CATALOG CUT OF CLEAN CHECK EXTENDABLE BACKWATER VALVE WITH CLEAN OUT TO SOUTH KINGSTOWN PUBLIC SERVICES DEPARTMENT FOR APPROVAL.
- DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL REQUIRE FULL REPAIR OR REPLACEMENT OF DAMAGED UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
- THE EXISTING SEWER MANHOLE (SMH 3) WILL REQUIRE NEW PENETRATIONS AND MODIFICATIONS TO THE BRICK INVERT. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY INCLUDING TEMPORARY BYPASS OF SEWER FLOW FROM EXISTING BUILDING IN PROJECT BID PRICE.
- CONTRACTOR SHALL COORDINATE GAS AND ELECTRIC INSTALLATION WITH UTILITY COMPANIES. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, TRENCHING, BACKFILLING AND COMPACTION FOR SERVICE INSTALLATION.
- ALL PIPES AND CONDUITS UNDER CONCRETE SLABS (SLABS FOR DUMPSTERS AND/OR CONDENSERS) SHALL BE SLEEVED. USE CASING SPACERS AND SLEEVE END CAPS AT ALL LOCATIONS.
- THIS PLAN REPRESENTS TWO WATER SERVICE LINES TO EACH PROPOSED BUILDING, A DOMESTIC LINE (COPPER OR APPROVED EQUAL) AND A DUCTILE IRON FIRE SERVICE LINE. PIPE SIZES TO BE CONFIRMED BY ARCHITECT PRIOR TO CONSTRUCTION. FINAL DESIGN OF THE FIRE SERVICE AND BUILDING SPRINKLER SYSTEM IS PENDING ADDITIONAL FIRE FLOW TESTING ON HAMPTON WAY.



SOUTH KINGSTOWN SUBDIVISION & LAND DEVELOPMENT REGULATIONS

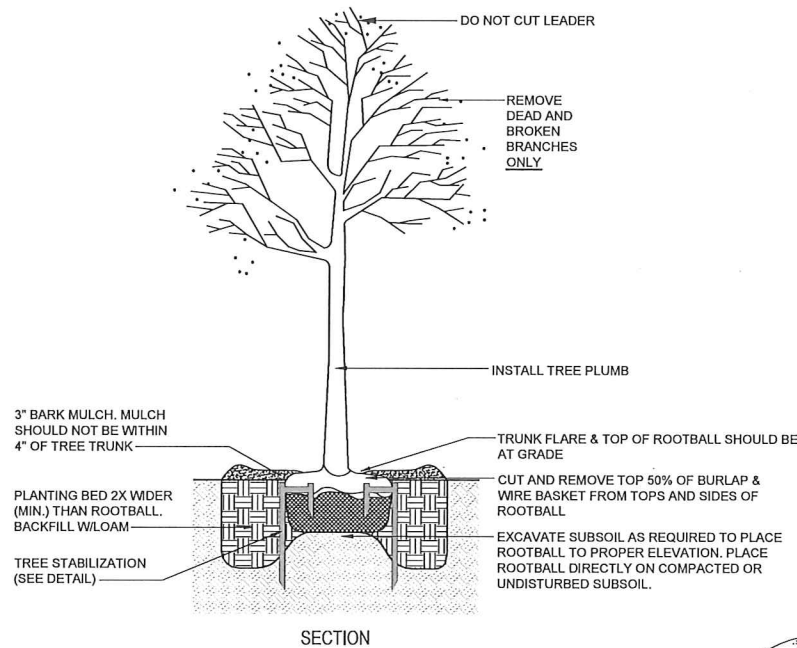
IV. SPECIAL REQUIREMENTS - G. Landscaping - General Standards and Specifications

Description

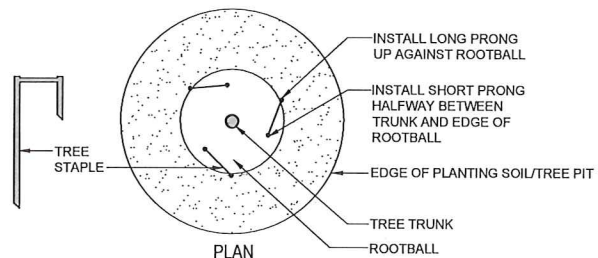
1. Minimum size for small evergreen trees or large shrubs shall be 6 to 8 ft.
2. Minimum size for low shrubs shall be 4 ft.
3. 25 ft. wide landscape strip along entire street frontage to sufficiently screen right-of-way (Road) widths
4. 10 ft. wide perimeter landscape strip for parking with 5 or more spaces
5. Perimeter landscape shall contain 1 tree plus 3 shrubs or groundcover plants for every 35 lin. ft.
6. 8% interior landscaping of parking lots from 20,000 to 50,000 sq. ft. (12,633 sq. ft. landscaping / 105,850 sq. ft. total parking = 11.9%)
7. 3 ft. landscape strip between parking and building wall
8. Buffer required when incompatible zones abut each other

Provided

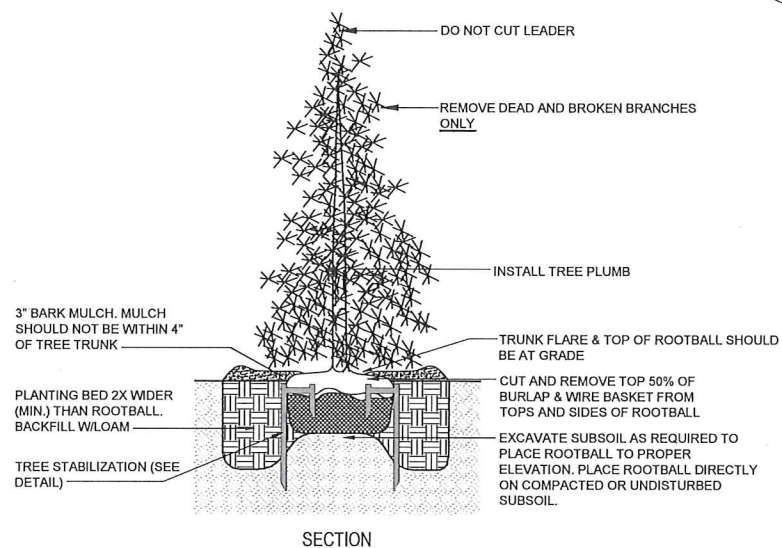
- 6 to 8 ft. evergreen trees
- 4 ft. at maturity
- 25 ft. (Hampton Way) and 105 ft. minimum (Tower Hill Road)
- 14 to 47 ft. wide
- 11.9%
- 0 to 14 feet
- N/A



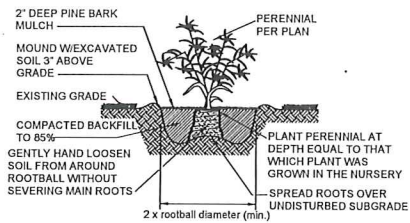
TREE PLANTING DETAIL
no scale



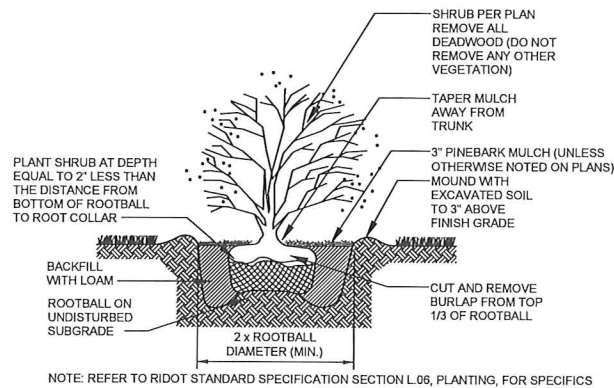
NOTE:
CONTRACTOR SHALL USE CAUTION WITH TREE STAPLES SO NOT TO BE DRIVEN INTO SUBGRADE PIPES AND UTILITIES



EVERGREEN TREE PLANTING DETAIL
no scale



PERENNIAL PLANTING DETAIL
no scale



SHRUB PLANTING DETAIL
no scale

PLANTING NOTES

1. Plant material shall be furnished and installed as indicated; including all labor, materials, plants, equipment, incidentals and clean-up.
2. The contractor shall be responsible for planting at correct grades and alignment. Layout to be approved by Owner's Representative prior to installation.
3. Plants shall be typical of their species and variety; have normal growth habits; well developed branches, densely foliated, vigorous root systems and be free from defects and injuries.
4. All plant material shall be guaranteed by the contractor to be in vigorous growing condition. Provisions shall be made for a growth guarantee of at least one year from date of acceptance for trees and shrubs. Replacements shall be made at the beginning of the first succeeding planting season. All replacements shall have a guarantee equal to that stated above.
5. Contractor shall report any soil or drainage conditions considered detrimental to the growth of plant material.
6. In so far as it is practical, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect stock not planted. Plants shall not remain unplanted for longer than a three day period after delivery. Any plants not installed during this period will be rejected.
7. Quality and size of plants, spread of roots, and size of balls shall be in accordance with ANSI 260 (REV. 1980) "American standard for Nursery Stock" as published by the American Association of Nurserymen, Inc.
8. All plants shall be in amended topsoil that is thoroughly watered and tamped as back filling progresses. Planting mix to be as shown on planting details. Large planting areas to incorporate fertilizer and soil conditioners.
9. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be handled from the bottom of the ball only.
10. Planting operations shall be performed during periods within the planting season when weather and soil conditions are suitable and in accordance with accepted local practice. Plants shall not be installed in topsoil that is in a muddy or frozen condition. All plant material shall be sprayed with "wilt-pruf" or equal per manufacturer's instructions.
11. No plant except groundcovers, shall be planted less than two feet from existing structures and sidewalks.
12. Set all plants plumb and straight. Set at such a level that a normal or natural relationship to the crown of the plant with the ground surface will be established. Locate plant in the center of the pit.
13. All injured roots shall be pruned utilizing clean, sharp tools to make clean ends before planting. It is advisable to prune approximately 1/3 of the root growth of large trees (2" caliper and over) by the removal of superfluous branches, those which cross, those which run parallel, etc. Main leader of trees will not be cut back. Long side branches, however, must be shorten.
14. Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve natural character of plant. Pruning shall be done with clean, sharp tools.
15. Trees shall be supported immediately after planting. All trees six (6) inches and over in caliper shall be guyed. Smaller trees shall be staked, Guying wires and stakes shall be installed as indicated. The landscape contractor shall remove staking, guying and tree wrap at the end of the two year maintenance and guarantee period.
16. The plants shall be watered immediately following planting, preferably when 2/3 of the backfill has been placed so that all air pockets are removed and the plant properly set. Additional watering shall be made at least once every 14 days unless otherwise directed until final acceptance of the plant material
17. All planting beds shall be mulched with a three (3) inch layer of shredded pine bark mulch unless otherwise noted.
18. New planting areas, grass seed and sod shall be adequately irrigated or watered to establish the proposed plants and lawn. Seeding Note: Use University of Rhode Island No. 2 Improved seed mix or equal.
19. Prior to the issuance of any Certificate of Occupancy, the proposed landscape as shown on the approved Landscape Plan must be installed, inspected and approved by the Owner's Representative or City/Town Landscape Architect if applicable. The inspector shall take into account seasonal considerations in this regard as follows. The planting of trees, shrubs, vines or groundcovers as required by or associated with a subdivision or Site Plan approval by the Planning Board or Zoning Board of Appeals shall be installed during the following planting seasons:

PLANTS	March 15 to October 15
LAWNS	March 15 to June 15
	September 15 to October 15

Furthermore, the following tree varieties shall not be planted during the fall planting season due to the hazards associated with planting these trees in this season. If grown in containers, this list shall not apply.

- | | |
|-------------------------|-------------------|
| Acer rubrum | Populus varieties |
| Betula varieties | Prunus varieties |
| Carpinus varieties | Pyrus varieties |
| Crataegus varieties | Quercus varieties |
| Koelreuteria | Salix varieties |
| Liquidambar varieties | Tilia tomentosa |
| Liriodendron tulipifera | Zelkova varieties |
| Platanus acerfolia | |

Any plantings installed in conflict with this requirement must receive the written approval of the Landscape Architect prior to planting. Failure to comply with this requirement will require removal of the planting in question. This requirement does not apply to seeding or sodding or plantings specifically for soil stabilization purposes. The planting associated with any lot given a Certificate of Occupancy outside of these periods shall be provided during the previous or next appropriate season.

20. All disturbed areas to be treated with four (4) inches of topsoil and seeded in accordance with permanent stabilization methods indicated on Soil Erosion Sediment Control sheet.



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LANDSCAPE ARCHITECT

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STAMP



PROJECT TITLE:

HAMPTON PLACE
PLAT MAP 50-4, LOT 24
ZONING DISTRICT SMD
ROUTE 1 SPECIAL
MANAGEMENT DISTRICT

4847 TOWER HILL ROAD
SOUTH KINGSTOWN, RI

PREPARED FOR:

CHATHAM PROPERTIES, LLC
2790 SOUTH COUNTY TRAIL
EAST GREENWICH, RI

DRAWING TITLE:

**LANDSCAPE
DETAILS & NOTES**

DATE:

MAY 2014

SCALE:

DWG. NAME:

L2-Mar 2015.dwg

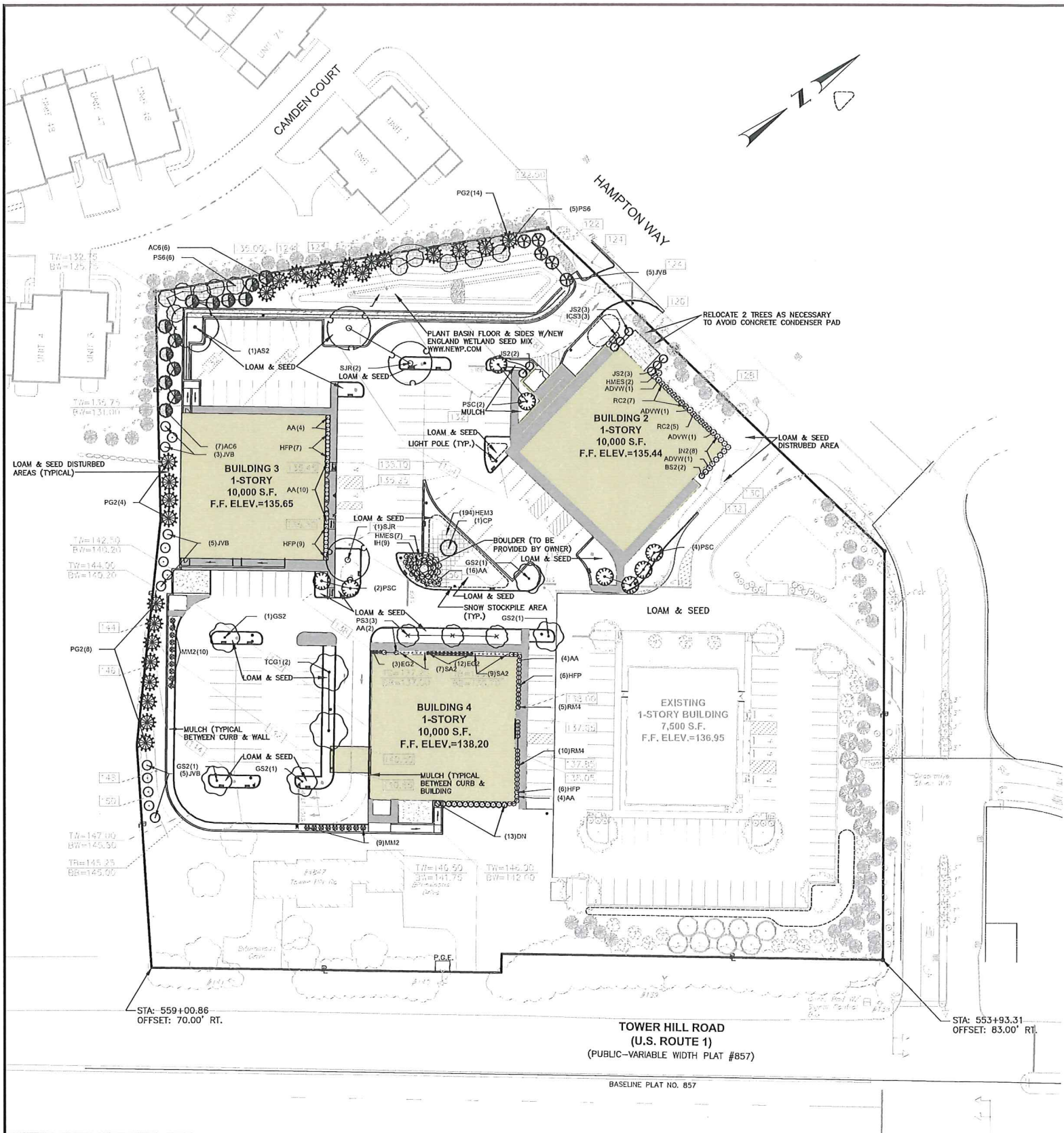
REVISIONS

NUMBER	REMARKS	DATE
1	LANDSCAPING AND DRIVEWAY	6/3/14
2	PLANNING BOARD COMMENTS	6/20/14
3	TRC COMMENTS	6/27/14
4	SNOW AND LANDSCAPING	7/23/14
5	PLANNING BOARD COMMENTS	9/4/14
6	LAYOUT CHANGES	2/13/15

DRAWING NUMBER

L2

SHEET: 18 OF 20

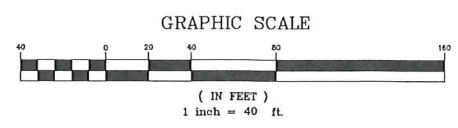


PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	AS2	1	Sugar Maple / <i>Acer saccharum</i>	B & B	2.5'	Cal
	GS2	5	Skyline Honey Locust / <i>Gleditsia triacanthos</i> 'Skyline'	B & B	2.5'	Cal
	SJR	3	Japanese Pagoda Tree / <i>Sophora japonica</i> 'Regent'	B & B	2.5'	Cal
	TCG1	2	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	B & B	2.5'	Cal
EVERGREEN TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	AC6	13	White Fir / <i>Abies concolor</i>	B & B		4' - 5' HT.
	CP	1	Weeping Nootka False Cypress / <i>Chamaecyparis nootkensis</i> 'Pendula'	B & B		10' - 12' HT.
	JS2	8	Spartan Juniper / <i>Juniperus chinensis</i> 'Spartan'	B & B		5'-6' HT.
	JVB	18	Eastern Red Cedar / <i>Juniperus virginiana</i>	B & B		4' - 5' HT.
	PG2	26	White Spruce / <i>Picea glauca</i>	B & B		4' - 5' HT.
	PS6	11	White Pine / <i>Pinus strobus</i>	B & B		4' - 5' HT.
FLOWERING TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	PSC	8	Columnar Sargent Cherry / <i>Prunus sargentii</i> 'Columnaris'	B & B		7' - 8' HT.
	PS3	3	Autumn Flowering Cherry / <i>Prunus subhirtella</i> 'Autumnalis'	B & B		1.5' Cal
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	ADWV	4	Glen Dale Azalea / Azalea Glenn Dale Hybrid 'Delaware Valley White' Mature Height: to 4'	5 gal		
	AA	40	Autumn Angel Azalea / Azalea x 'Bixby'	2 gal		
	BS2	2	American Boxwood / <i>Buxus sempervirens</i> 'Winter Gem'	30"-36", B&B		
	DN	13	Slender Deutzia / <i>Deutzia gracilis</i> 'Nikko'	2 gal		
	HMS2	9	Ballmer Hydrangea / <i>Hydrangea macrophylla</i> 'Endless Summer' TM Mature Height: to 5'	5 gal		
	IH	9	Hoogendoorn Japanese Holly / <i>Ilex crenata</i> 'Hoogendoorn'	5 gal		
	ICS3	3	Steeds Japanese Holly / <i>Ilex crenata</i> 'Steeds' Mature Height: 6'-8'	B&B, 4.5 FT.		
	IN2	8	Nordic Inkberry / <i>Ilex glabra</i> 'Nordic'	7 gal		
	RC2	12	Cunningham's Blush Rhododendron / <i>Rhododendron</i> x 'Cunningham's Blush'	3 gal		
	RM4	15	Molly Fordham Rhododendron / <i>Rhododendron</i> x 'Midnight Ruby'	3 gal		
GRASSES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	MM2	19	Eulalia Grass / <i>Miscanthus sinensis</i> 'Morning Light'	1 gal		
PERENNIALS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	EG2	15	Green Envy Coneflower / <i>Echinacea purpurea</i> 'Green Envy'	1 gal		
	HFP	28	Hosta (white edged) / <i>Hosta fortunei</i> 'Patriot'	1 gal		
	SA2	16	Autumn Fire Sedum / <i>Sedum</i> x 'Autumn Fire'	1 gal		
PERENNIALS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	HEM3	194	Daylily / <i>Hemerocallis</i> x 'Ed Murray'	bulb		24" o.c.
	HO3	390	Stella de Oro Daylily / <i>Hemerocallis</i> x 'Stella de Oro'	bulb		24" o.c.

LANDSCAPE PLAN

1" = 40'



• Civil
 • Transportation
 • Environmental
 • Site Planning
 • Landscape Architecture
 • Land Surveying

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STAMP

PROJECT TITLE:
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 PLAT MAP 50-4, LOT 24
 ZONING DISTRICT SMD
 ROUTE 1 SPECIAL
 MANAGEMENT DISTRICT

4847 TOWER HILL ROAD
 SOUTH KINGSTOWN, RI

PREPARED FOR:
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DRAWING TITLE:
LANDSCAPE PLAN

DATE: MAY 2014 SCALE: 1"=40'

DWG. NAME: L1-Mar 2015 REV.dwg

REVISIONS

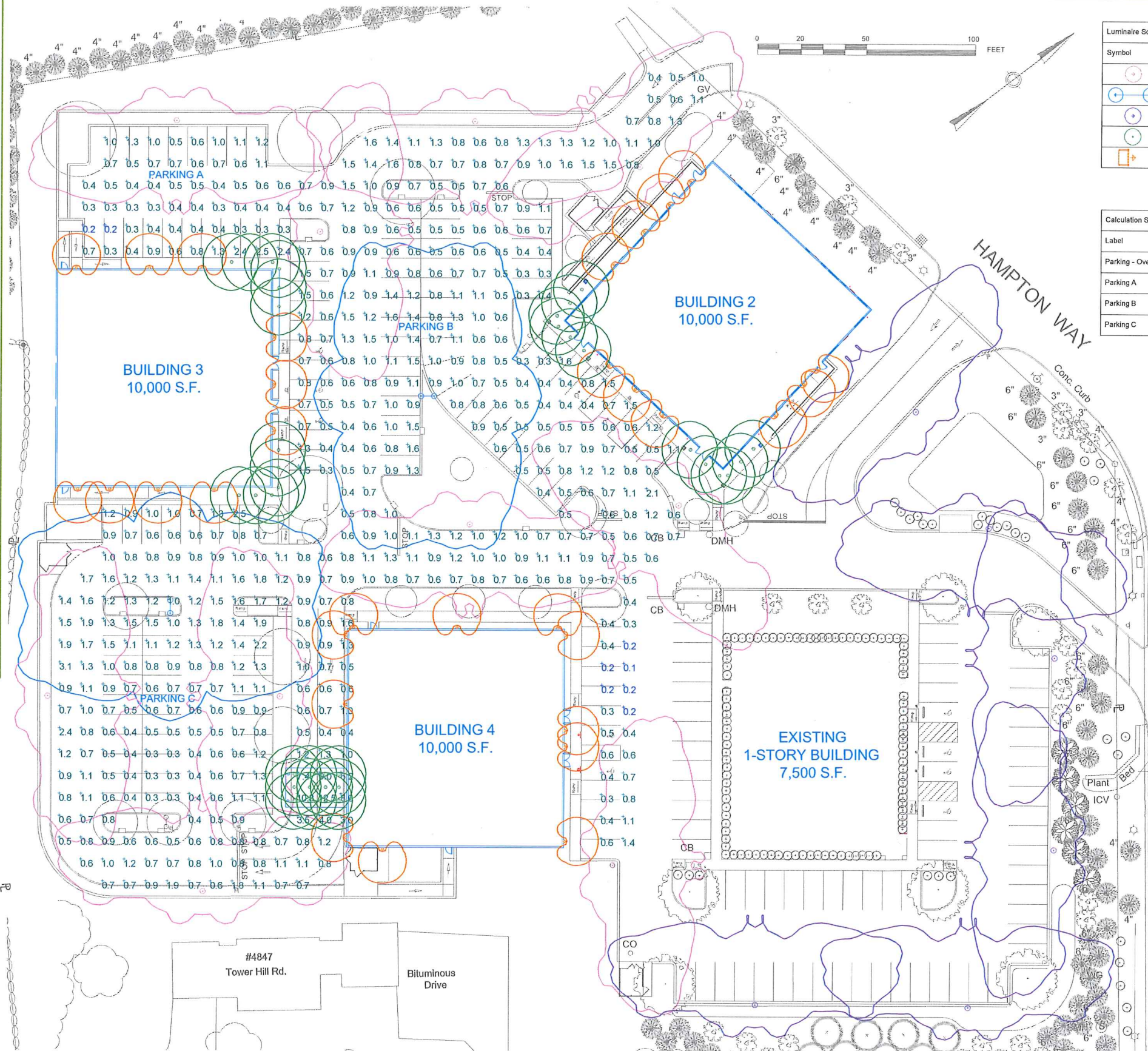
NUMBER	REMARKS	DATE
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7	PROPOSED SIGN & LANDSCAPING	4/3/15

DRAWING NUMBER
L1
 SHEET: 17 OF: 20



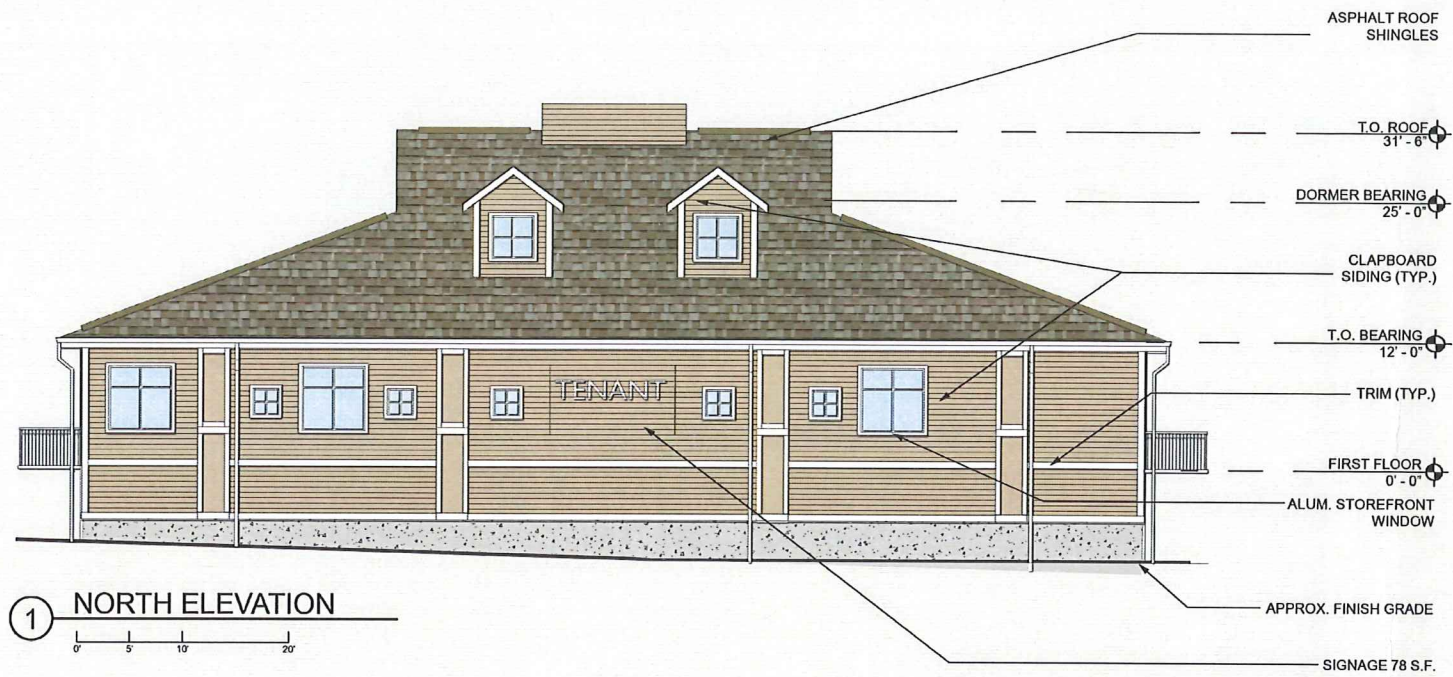
Photometric Study - EYE LEDioc

Hampton Place - South Kingstown RI

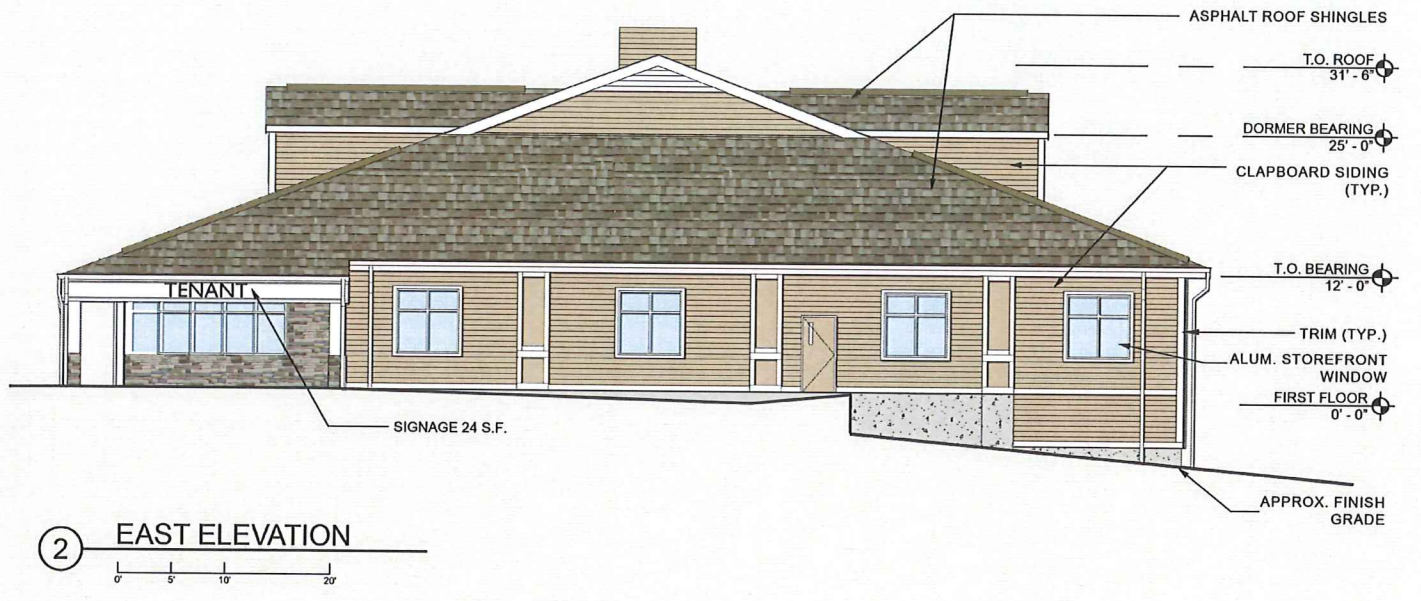


Luminaire Schedule											
Symbol	Qty	Label	Description	IES Class	Arrangement	Arm	MH	LLF	Lum. Lumens	Lum. Watts	Total Watts
	10	A-SNGL EYE	EYE Lighting LEDioc	Type III	SINGLE	0	12"	0.850	5695	57	570
	2	A-DUAL EYE	EYE Lighting LEDioc	Type III	BACK-BACK	1.5	8"	0.850	5695	57	228
	6	A-EX	Existing Quattro OP3-175MH	Type III	SINGLE	0	17"	0.700	6686	175	1050
	36	C	Recessed Canopy Light LF8N-226DDT	Type I	SINGLE	0	17"	0.750	794	62	2232
	31	W	Wall Sconce - OW1294	Type IV	SINGLE	0	17"	0.800	1060	65	2015

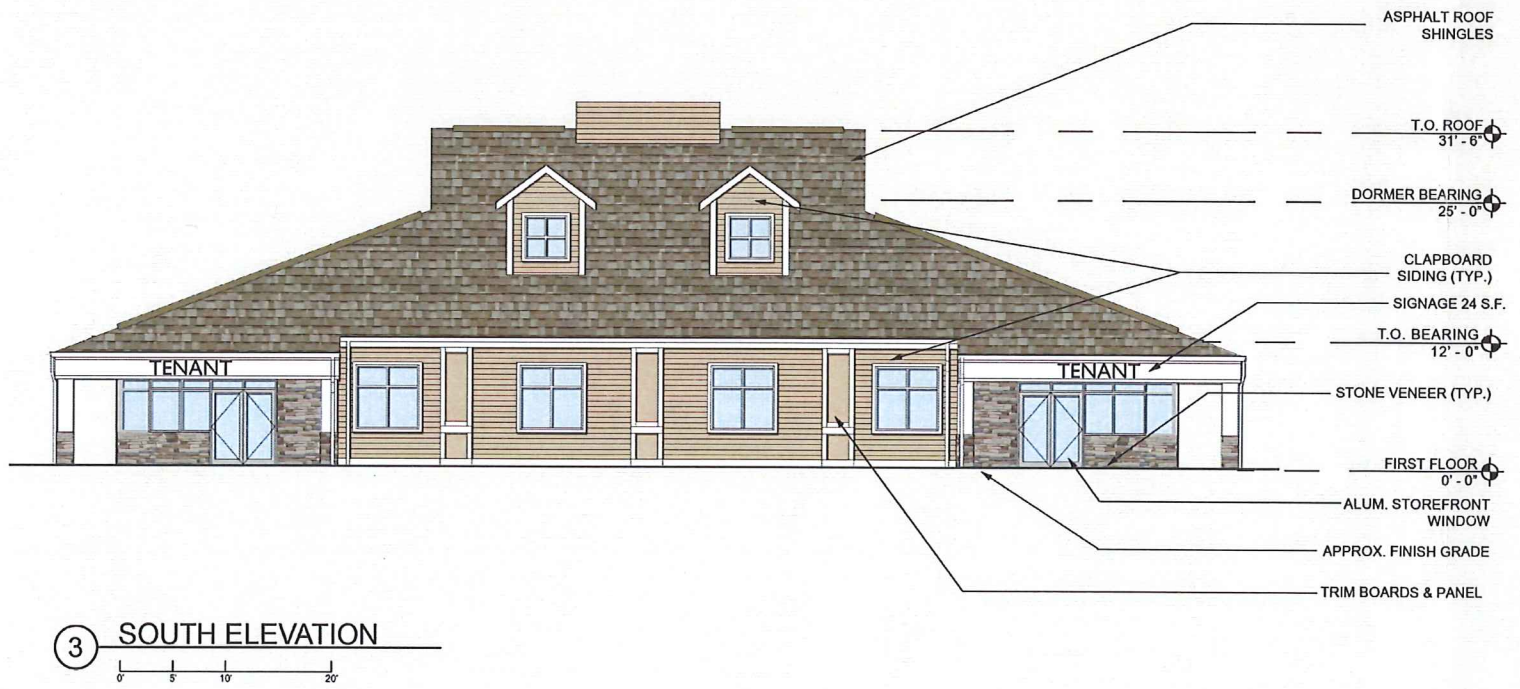
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Parking - Overall	Illuminance	Fc	0.94	12.5	0.1	125.00
Parking A	Illuminance	Fc	0.66	2.5	0.2	12.50
Parking B	Illuminance	Fc	0.78	1.6	0.3	5.33
Parking C	Illuminance	Fc	0.99	3.1	0.3	10.33



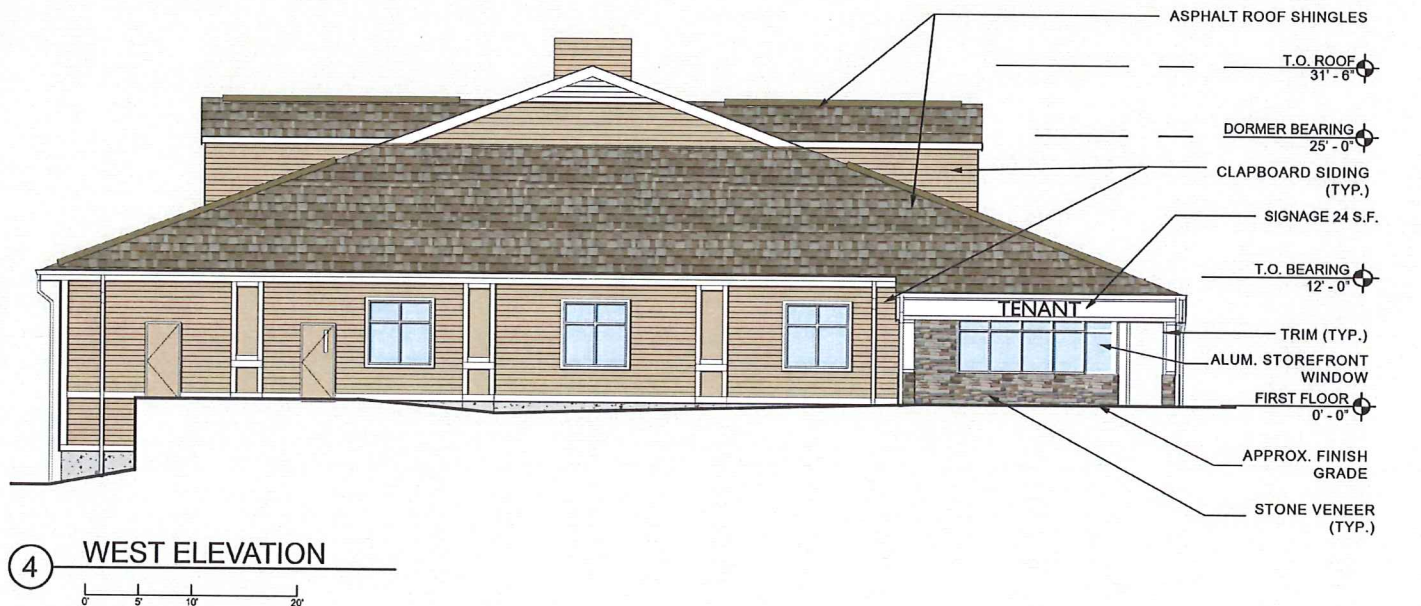
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION